

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room

Tuesday, February 16, 2010
12:30 PM

ZONING COMMISSIONERS

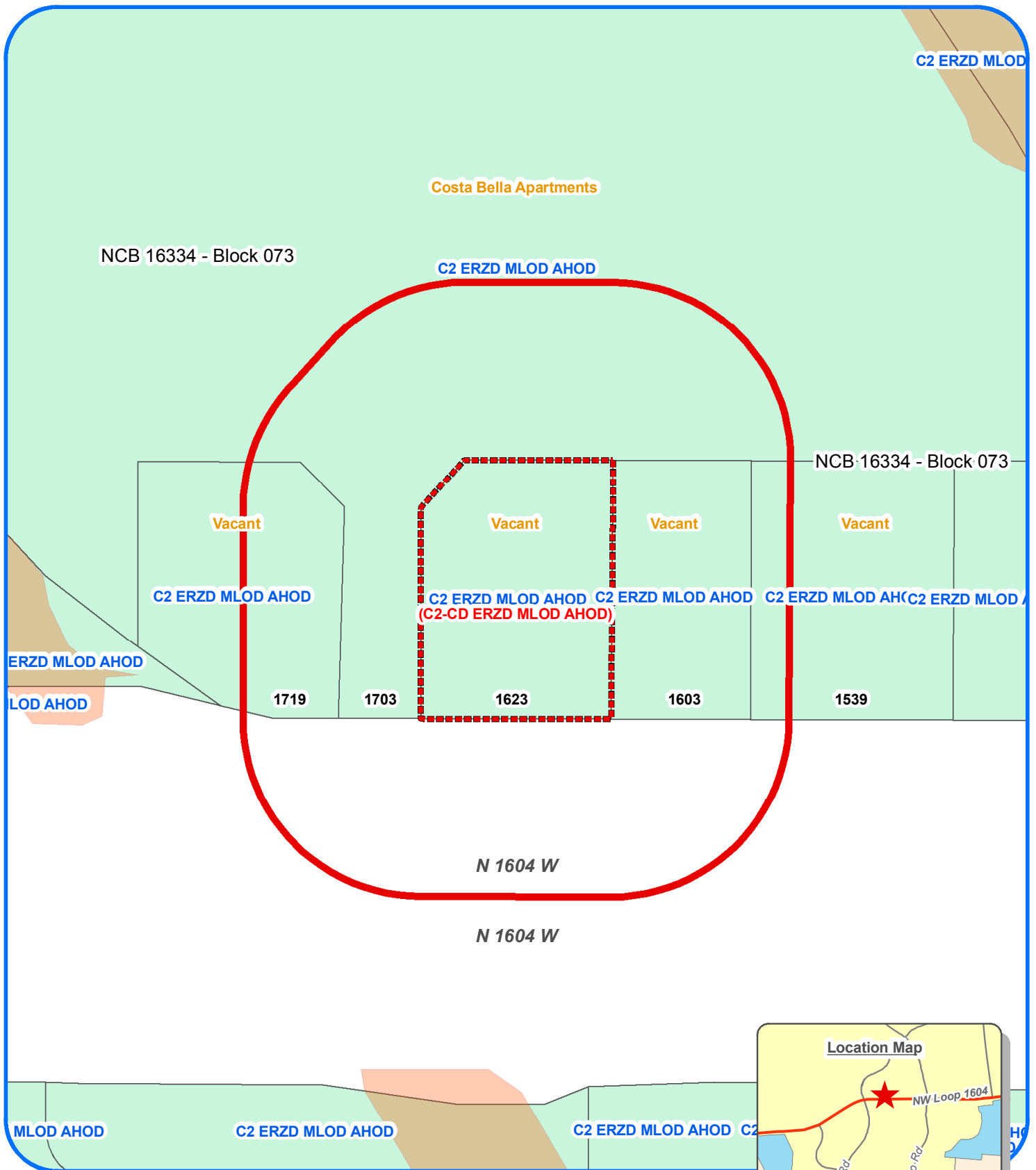
Carolyn Kelley – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Joe Valadez – District 5	Brenna Nava – District Mayor
Susan Wright – District 9	
Chair	

1. **12:30 PM** – Work Session:
 - Discussion of policies and administrative procedures and any items for consideration on the agenda for February 16, 2010
 - Briefing regarding Z2010054 CD S and Z2010031 CD S
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of February 2, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010045 – POSTPONED:** A request for a change in zoning from “H C-3 AHOD” General Commercial Mission Historic Airport Hazard Overlay District and “H C-3 AHOD MC-1” General Commercial Mission Historic Airport Hazard Overlay Roosevelt Avenue Metropolitan Corridor Overlay District to “H I-2 AHOD” Heavy Industrial Mission Historic Airport Hazard Overlay District and “H I-2 AHOD MC-1” Heavy Industrial Mission Historic Airport Hazard Overlay Roosevelt Avenue Metropolitan Corridor Overlay District on 0.725 of an acre out of NCB 7665, 1018 East Southcross Boulevard. (Council District 3)
7. **ZONING CASE NUMBER Z2010029 CD ERZD:** A request for a change in zoning from “C-2 ERZD AHOD MLOD-1” Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 to “C-2 CD ERZD AHOD MLOD-1” Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 with a Conditional Use for Storage - Outside (Screening from Public Rights-Of-Way and Adjacent Property Required) on Lot 2, Block 73, NCB 16334, 1623 Loop 1604 West. (Council District 9)
8. **ZONING CASE NUMBER Z2010019 S:** A request for a change in zoning from “R-6 PUD MLOD-1” Residential Single-Family Planned Unit Development Military Lighting Overlay District to “R-6 PUD MLOD-1 S” Residential Single-Family Planned Unit Development Military Lighting Overlay District with a Specific Use Authorization for a Cemetery on 17.00 acres out of NCB 34034, 20900 Interstate Highway 10 West. (Council District 8)

9. **ZONING CASE NUMBER Z2010032:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 8 and Lot 9, Block 8, NCB 2229, 1927 West Martin Street. (Council District 1)
10. **ZONING CASE NUMBER Z2009156:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Tract B, Block 4, NCB 3731, 519 Rochambeau Street. (Council District 5)
11. **ZONING CASE NUMBER Z2010038:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District on Lots 2, 3, 4, 17, 18, 19, 20, 21 and 22, Block 63, NCB 8025, 1574 and 1578 West Gerald and a portion of the 800 Block of Wagner Avenue. (Council District 4)
12. **ZONING CASE NUMBER Z2010042 CD:** A request for a change in zoning from “R-5 AHOD” Residential Single Family Airport Hazard Overlay District to “R-5 CD AHOD” Residential Single Family Airport Hazard Overlay District with a Conditional Use to allow a non-commercial parking lot on Lots 73, 74, 75 and 76, Block 10, NCB 8298, 504 North San Eduardo. (Council District 5)
13. **ZONING CASE NUMBER Z2010043:** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on Lot 25, NCB 10664, 4103 Factory Hill Drive. (Council District 2)
14. **ZONING CASE NUMBER Z2010044 S:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency/Check Cashing Facility on 0.461 of an acre out of NCB 12789, 1701 Babcock Road. (Council District 8)
15. **ZONING CASE NUMBER Z2010046:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on Lot 7, Block 4, NCB 2154, 524 Delgado Street. (Council District 1)
16. **ZONING CASE NUMBER Z2010047:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Non-alcoholic Sales Airport Hazard Overlay District on Lot 3, Block 1, NCB 16617, 4238, 4242, 4246, 4250, 4254 and 4276 Gate Crest Street. (Council District 10)
17. Consideration and possible action regarding neighborhood association notification policies for rezoning cases.
18. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
19. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2010-029

Council District 9

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 16334 - Block 073 - Lot 2

Legend

Subject Property (1.404 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (12/14/2009 - E Hart)

CASE NO: Z2010029 CD

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Council District: 9

Ferguson Map: 516 B2

Applicant Name:
Loop 1604 Group, GP

Owner Name:
Loop 1604 Group, GP

Zoning Request: From "C-2 ERZD AHOD MLOD-1" Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 to "C-2 CD ERZD AHOD MLOD 1" Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 with a Conditional Use for Storage - Outside (Screening from Public Rights-of-Way and Adjacent Property Required).

Property Location: Lot 2, Block 73, NCB 16334

1623 Loop 1604 West

On the north side of Loop 1604, approximately 1500 feet east of Huebner Road

Proposal: To allow retail sales with outside storage/display of merchandise

Neigh. Assoc. The nearest neighborhood association is The Vineyard Home Owners Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The subject property, located on the north side of Loop 1604 approximately 1500 feet east of Huebner Road, is 1.404 acres in size and is currently undeveloped. The property was annexed in 1991, per Ordinance 74750. The property was originally zoned "B-2 ERZD" Business Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-2 ERZD" Commercial Edwards Recharge Zone District. Properties to the east and west along Loop 1604 are currently undeveloped. The property abutting to the north is developed with apartments. All surrounding properties are currently zoned "C-2 ERZD". The applicant requests adding a Conditional Use for Storage - Outside (Screening from Public Rights-of-Way and Adjacent Property Required) in order to allow outdoor display of merchandise for a proposed retail store. The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.

Staff finds the requested Conditional Use to be appropriate for the subject property. Although most of the immediate surrounding properties are currently undeveloped, this northern portion of Loop 1604 is rapidly being developed with a range of commercial uses. Staff thinks the proposed outdoor display is compatible with the pattern of development in the area. The applicant has submitted the required site plan which indicates the proposed location of and screening requirements for the outdoor storage.

Should the requested Conditional Use be approved, staff recommends the following condition:

1. Outside storage shall be limited to Class 2 storage, which shall include lawn furniture and lawn accessories.

CASE NO: Z2010029 CD

Final Staff Recommendation - Zoning Commission

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 1 property.
3. SAWS recommends a maximum impervious cover of 65% on the site.

CASE MANAGER : Micah Diaz 207-5876

Z2010029

DEVELOPMENT SERVICES
RECEIVED

2010 JAN 25 PM 3:06

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2010029 (Costabella At The Vineyard, Lot 2)

Date: January 25, 2010

SUMMARY

A request for a change in zoning has been made for an approximate 1.404-acre tract located on the city's north side. A change in zoning from **C-2 ERZD** to **C-2 CD ERZD (Outside Storage)**, is being requested by the applicant, Brown & Ortiz, P.C., by Mr. Patrick W. Christensen. The change in zoning has been requested to allow for outdoor patio furniture sales and storage. The property is classified as a Category 1.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, at 1623 Loop 1604 West, near the northeast intersection of Loop 1604 and Huebner Rd. A total of 1.404 acres of the property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-2 ERZD to C-2 CD ERZD (Outside Storage) and will allow for commercial retail sales of patio furniture, with outdoor patio furniture sales and storage. Currently, the site is undeveloped.

2. Surrounding Land Uses:

The property located at 1623 Loop 1604 West, and is bounded by Costabella Apartments to the north. A driveway approach to Costabella Apartments bounds the eastern border. Undeveloped property bounds the western portion of the property, and Loop 1604 bounds the southern portion.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on December 15, 2009, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single lot, lightly vegetated with minimal native trees and grass throughout, approximately 1.4040 acres in area. The subject property was observed to be vacant and undeveloped

Little exposure of bedrock was observed within the subject site. The subject property was observed with a light to moderate soil cover of several inches depth throughout its entire extent.

The site appeared to slope slightly to the south and southwest. Stormwater occurring on the subject site would drain to the south and southwest, toward an unnamed tributary to Panther Springs Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Person Formation of the Edwards Aquifer.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. This Member is known to have fabric related porosity. The full section thickness of this member is approximately 70 to 90 feet thick.

- C. The subject site was observed to be covered with light to moderate soil cover and sparse exposure of bedrock. No sensitive geologic features were observed on the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

1. Standard Pollution/Abatement Concerns:

- A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
- B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

- 1. The impervious cover shall not exceed 65% on the site.
- 2. SAWS staff recognizes the use of pervious pavement to be utilized for the outdoor patio furniture display area (1,600 sq. ft.), per the site plan exhibit. The pervious pavement display area shall be a non-vehicular use area. SAWS must approve the pervious pavement prior to its installation and use.
- 3. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.
- 4. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
- 5. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.

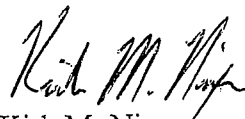
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division and be approved by the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins shall not be allowed to be constructed on the site.

- B. Prior to basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
- 5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - 6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



Kirk M. Nixon
Manager
Resource Protection Division

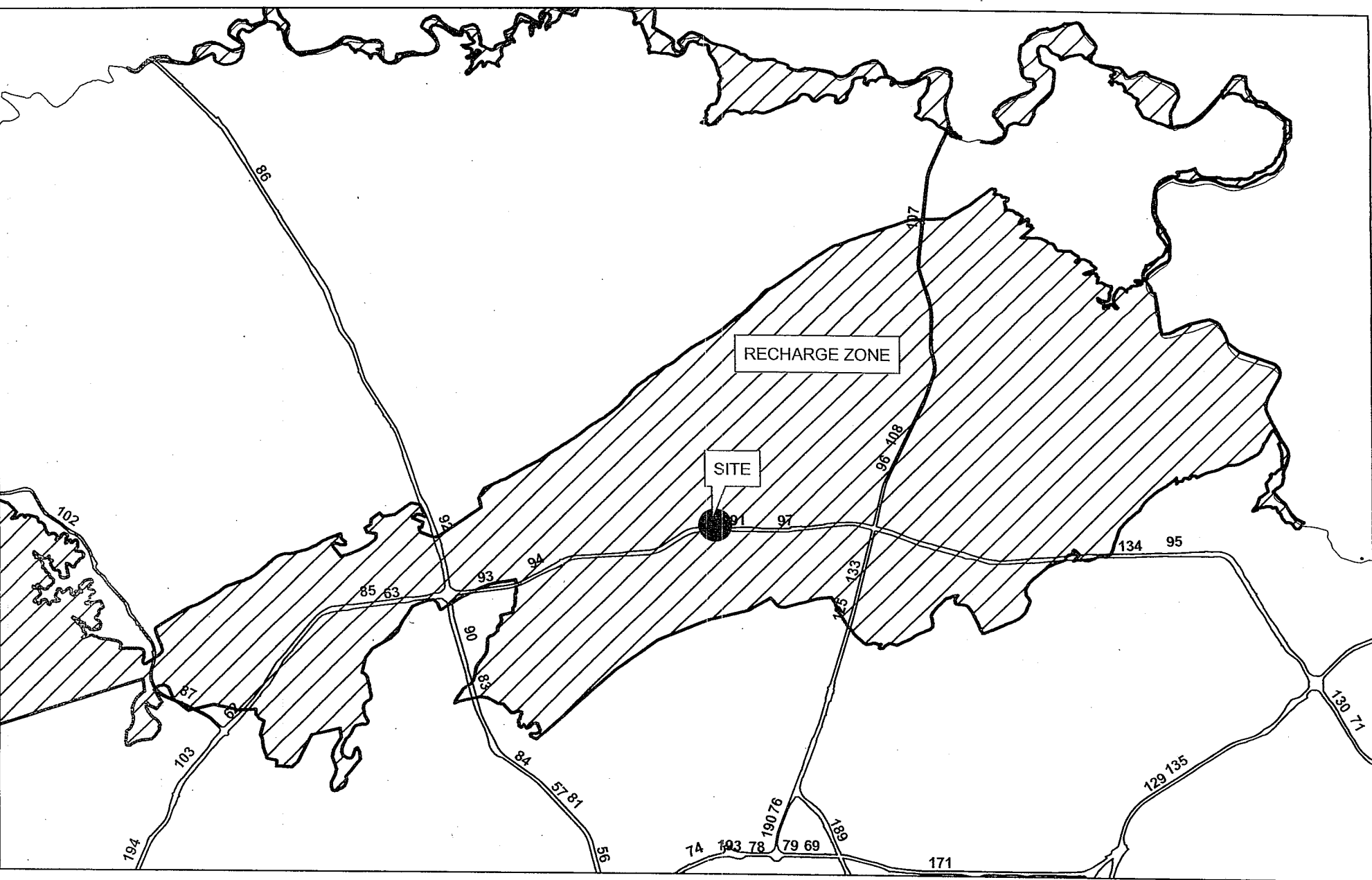
APPROVED:



Scott R. Halty
Director
Resource Protection & Compliance Department

KMN:MAE

Z2010029

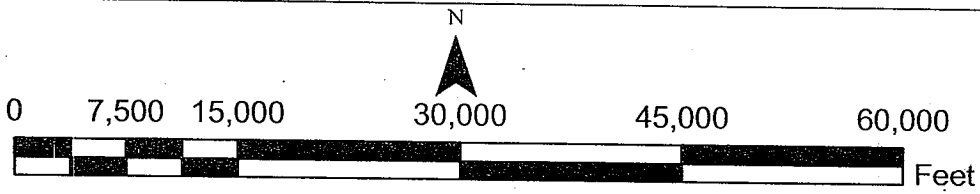


ZONING FILE: COSTABELLA AT THE VINEYARD, LOT 2 (FIGURE 1)

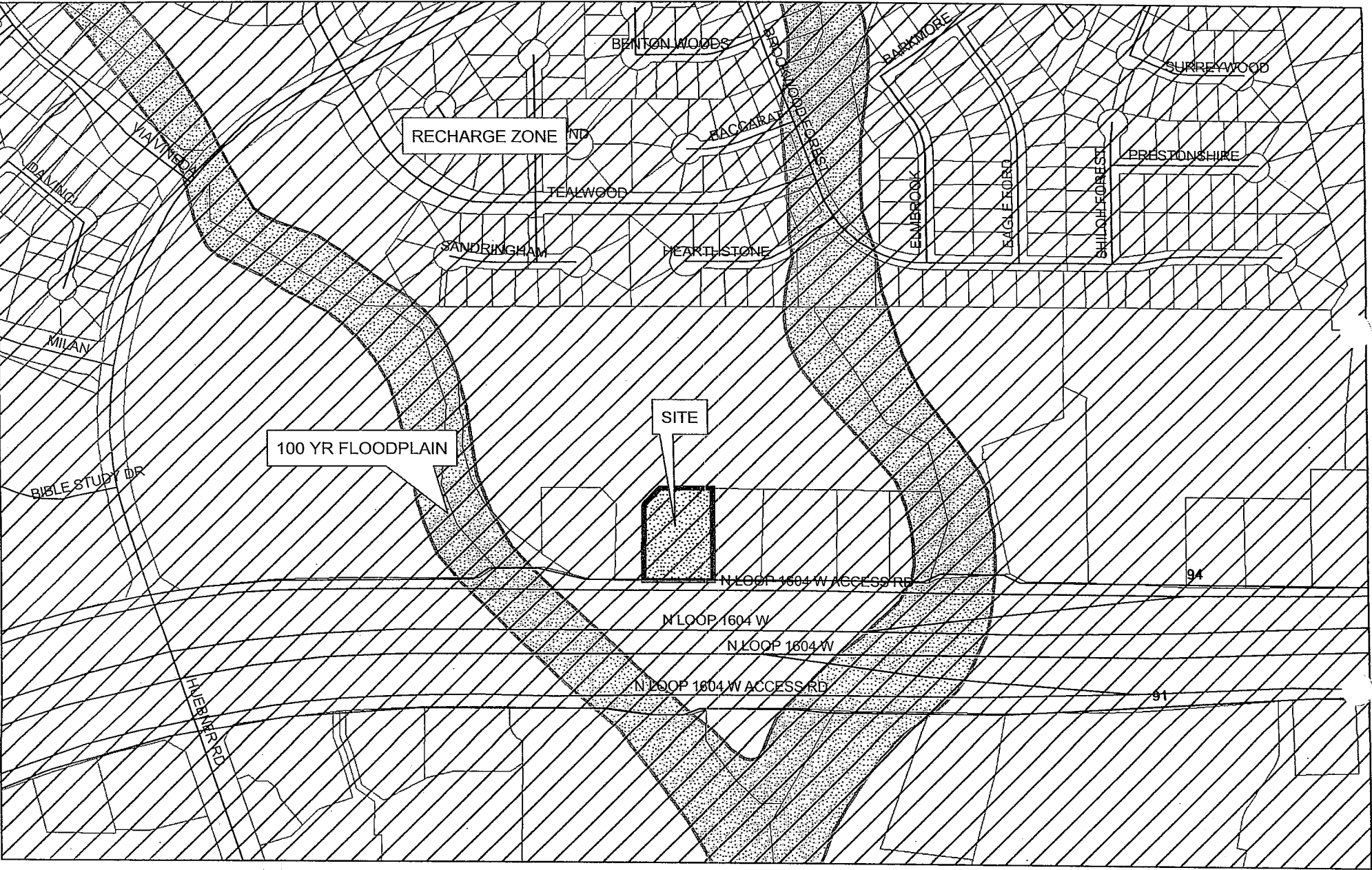
ZONING ID: Z2010029

MAP PAGE: 516, B2 X=2121592 Y=13769482

Map Prepared by Aquifer Protection & Evaluation MAE 12/17/2009



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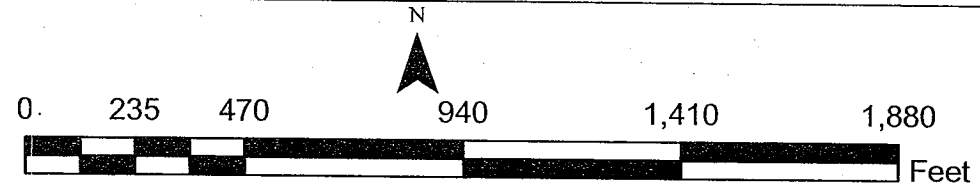


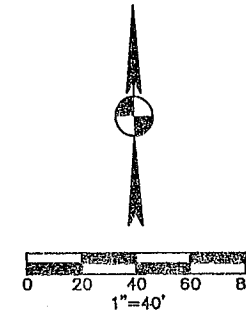
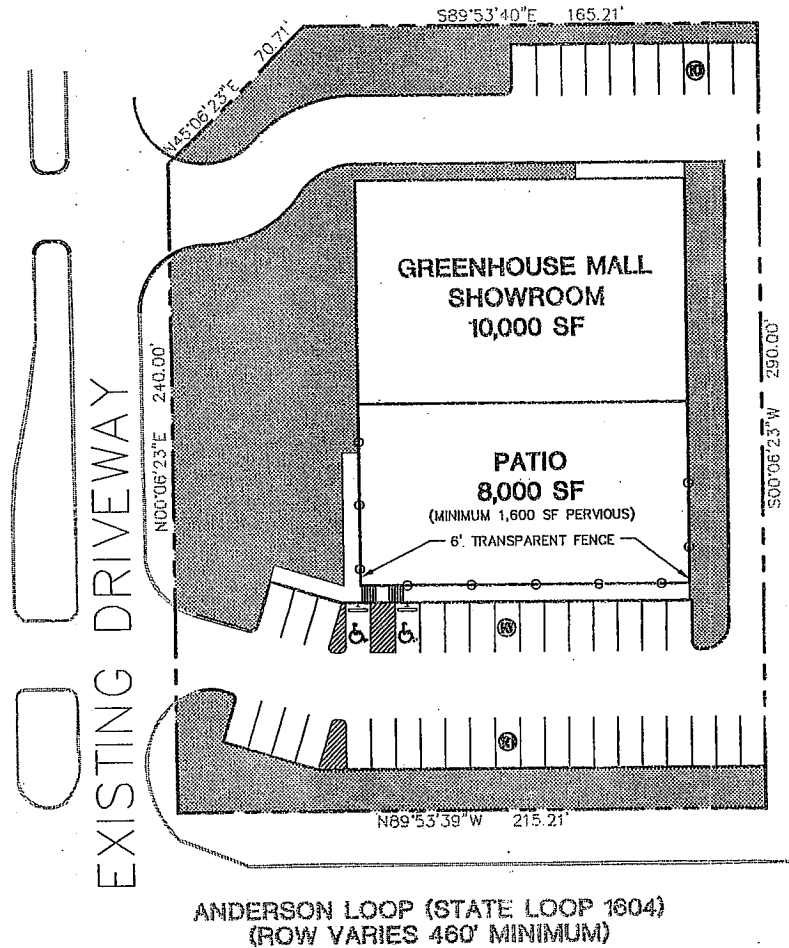
ZONING FILE: COSTABELLA AT THE VINEYARD, LOT 2

ZONING ID: Z2010029

MAP PAGE: 516, B2 X= 2121592 Y= 13769482

Map Prepared by Aquifer Protection & Evaluation MAE 12/17/2009





PARKING TABLE

TOTAL PARKING PROVIDED:	47	SPACES
TOTAL HANDICAP PARKING:	2	SPACES
TOTAL LOT ACREAGE:	1.404	ACRES
	(61,141)	SF

IMPERVIOUS/PERVIOUS COVER OF AREA BEING REZONED

IMPERVIOUS:	39,742 SF	0.913 ACRES	65%
PERVIOUS:	21,399 SF	0.491 ACRES	35%

LEGAL DESCRIPTION:

LOT 2, BLOCK 73, N.C.B. 16334
COSTABELLA AT THE VINEYARD
VOL. 9566 PGS. 92-93

"I, JOHNNY STEVENS, ON BEHALF OF LOOP 1604 GROUP, GP, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN IS SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

EXH

GREENHOUSE MALL
ZONING EXHIBIT
C2 ERZD TO C2 CD ERZD (OUTSIDE STORAGE)

SAN ANTONIO, TEXAS

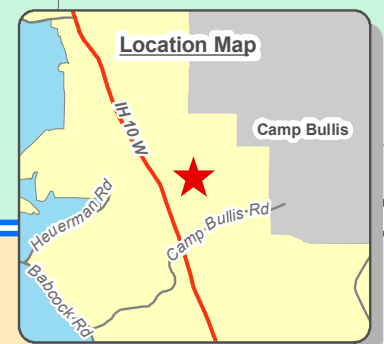
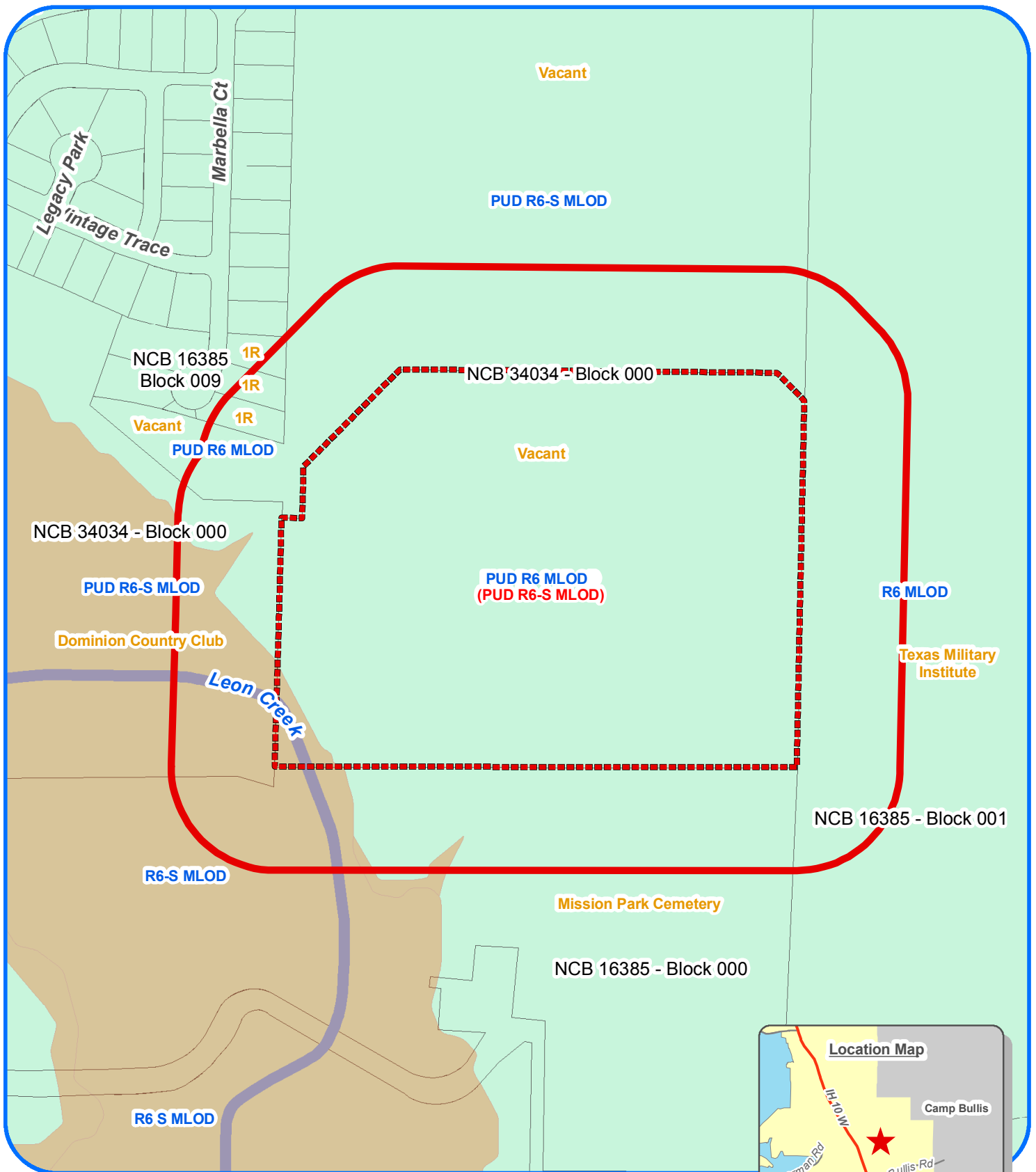
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222 Sam Road, Suite 100
San Antonio, TX 78216
Tel: (210) 555-0000 Fax: (210) 555-1000
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DATE: Jan-21-2010

DRAWN BY: XNS

FILE: 160417-GRNHOUSE MALL EXH.DWG

PROJECT No.: 243-17



Zoning Case Notification Plan

Case Z-2010-019S

Council District 8

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): A Portion of NCB 34034 - Block 000 - Parcel P-1B and P-36B (17.00 acres)

Legend

- Subject Property (17.00 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(11/18/2009 - E Hart)

Notice: Subject Property is within the 5-Mile Military Lighting Awareness Zone

CASE NO: Z2010019 S

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Zoning Commission continuance (Applicant's Request) from December 15, 2009.

Council District: 8

Ferguson Map: 480 C5

Applicant Name:
MPH, Inc. d/b/a/Mission Park

Owner Name:
The Panhandle at Brenthurst, L. L. C.

Zoning Request: From "R-6 PUD MLOD-1" Residential Single-Family Planned Unit Development Military Lighting Overlay District to "R-6 PUD MLOD-1 S" Residential Single-Family Planned Unit Development Military Lighting Overlay District with a Specific Use Authorization for a Cemetery.

Property Location: 17.00 acres out of NCB 34034

20900 Interstate Highway 10 West

On the east side Interstate Highway 10 West

Proposal: To allow for a Cemetery

Neigh. Assoc. The Dominion Homeowners Association, Inc. and Forest Crest Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:
Approval.

The project site is comprised of 17.00 acres located in northwest San Antonio, on the northeast side of Interstate Highway 10 West. The project site is currently undeveloped land and was annexed into the City of San Antonio in December of 1987. Applicant requests this zoning change in order to permit the expansion of the existing Mission Burial Park North Cemetery. The existing cemetery, has been in place for more than 45 years and the applicant is seeking to expand the services associated with a cemetery. The Mission Burial Park North Cemetery was dedicated for cemetery purposes with the county clerk in 1952.

Specific Use Authorization are those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration and the option to impose of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district. Only those uses that are enumerated as specific use authorizations in a zoning district, as set forth in the use matrix (§ 35-311), shall be authorized by the city council.

The "R-1 PUD" Single-Family Residence Planned Unit Development District converted to the "R-6 PUD" Residential Single-Family Planned Unit Development District following the 2001 adoption of the Unified Development Code. The project site is adjacent to "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District to the east, "R-6 PUD MLOD-1 S" Residential Single-Family Planned Unit Development Military Lighting Overlay District with a Specific Use Authorization for a Cemetery to the south and "R-6 PUD MLOD-1 S" Residential Single-Family Planned Unit Development Military Lighting Overlay District to the north and west. The "MLOD-1" Military Lighting Overlay District zoned portion was established April 2, 2009.

The subject property is located within the Camp Bullis 5- Mile Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, Staff provided the Military with a copy of the rezoning request for review and comment. The Military's concerns on this proposed development's compatibility with the Camp Bullis installation would be addressed if:

CASE NO: Z2010019 S

Final Staff Recommendation - Zoning Commission

1. The developer provide appropriate documentation of recent endangered species surveys (not older than three years) conducted by a professional biological consultant using IAW USFWS protocols showing no endangered species occupy the subject property.
2. The developer sends the surveys described in #1 above to US Fish and Wildlife Service Ecological Services Office in Austin.
3. The developer commits to comply with dark sky lighting requirements in the City's Military Lighting Overlay District (MLOD-1) regardless of whether they are grandfathered.

CASE MANAGER : Pedro Vega 207-7980

22010019
S 61001037

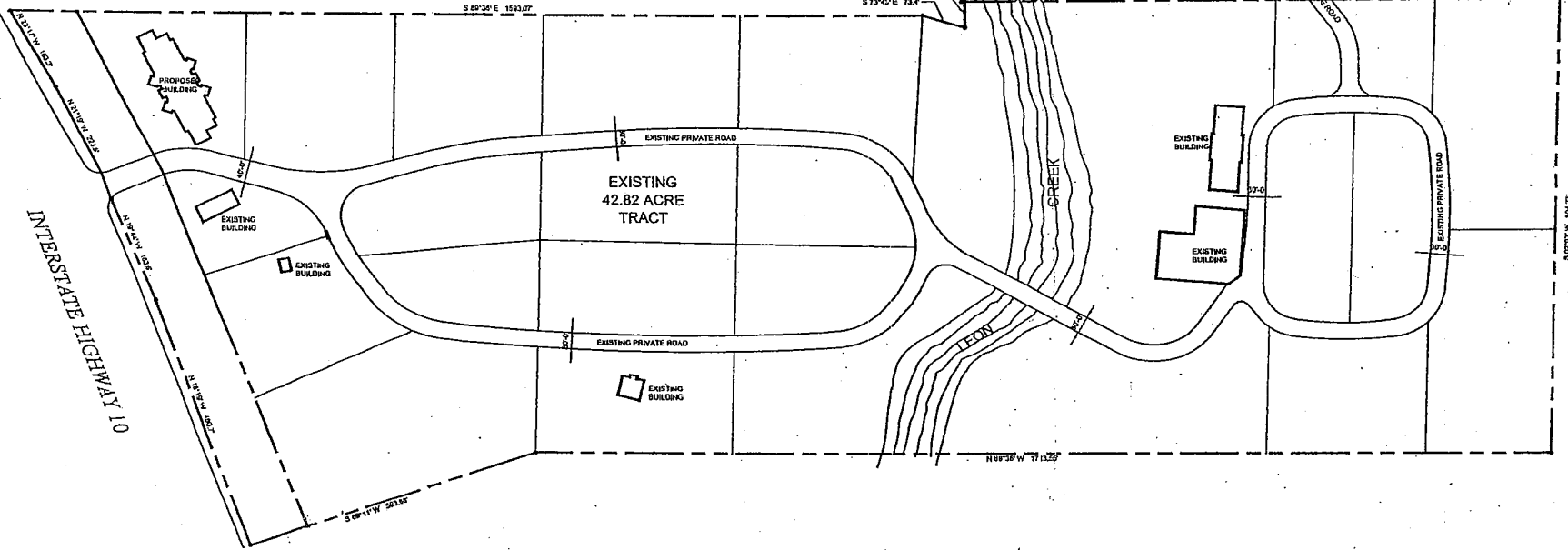
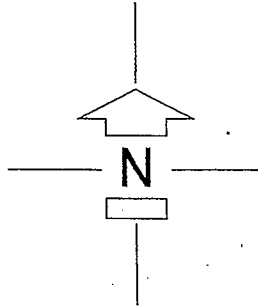
AREAS

CURRENTLY OWNED LAND TRACT AREA: 42.82 ACRES

PROPOSED LAND EXPANSION AREA: 16.85 ACRES

SURFACE AREA OF NEW ROAD: 45,172 S.F.

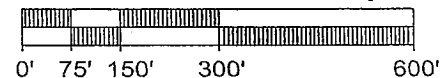
"I, RAJEEV PURI, MANAGER OF THE PANHANDLE AT BRENTHURST, L.L.C., THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."



1
S-1A

SITE PLAN W/ NEW ROAD

SCALE: 1" = 300'-0"



V. DUNIS

ARCHITECT
Interior Architecture
NCARB CERTIFICATE
210.452.7061
32800 N. HWY 281 BULVERDE, TEXAS 78163

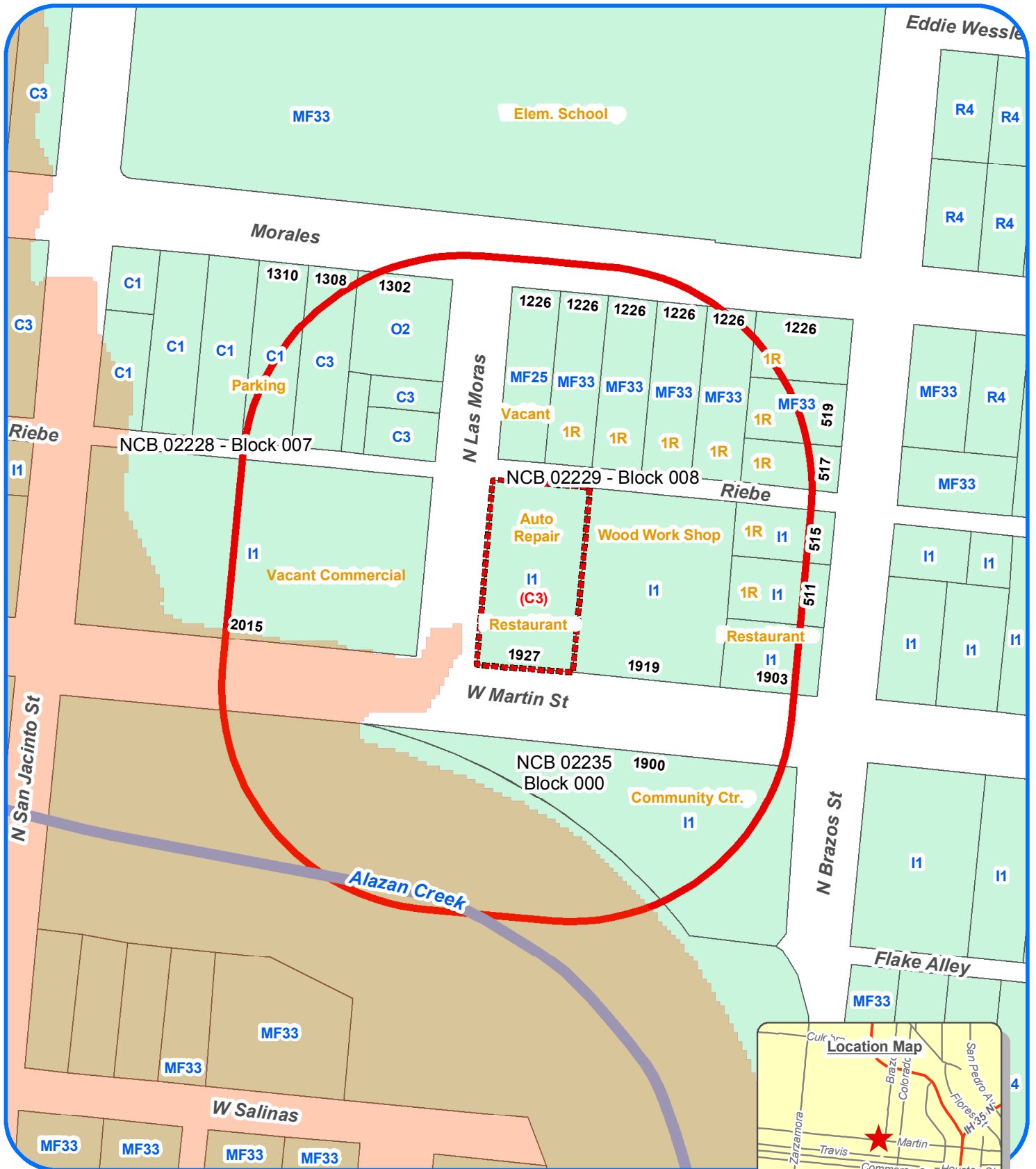
MISSION BURIAL PARK NORTH

SITE PLAN

20900 IH-10 West, San Antonio, TX 78257

S-1A

11-12-09



Zoning Case Notification Plan

Case Z2010032

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02229 - Block 008 - Lots 8 and 9

Legend

Subject Property (0.317 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (12/31/2009 - E Hart)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District)

CASE NO: Z2010032

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Zoning Commission continuance (Commissioner Request)
from February 2, 2010.

Council District: 1

Ferguson Map: 616 B4

Applicant Name:
Mary Rodriguez

Owner Name:
Mario & Mary Rodriguez

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Property Location: Lot 8 and Lot 9, Block 8, NCB 2229

1927 West Martin Street

At the northeast corner of West Martin Street and North Las Moras

Proposal: To bring existing commercial and retail uses into compliance

Neigh. Assoc. Gardendale Neighborhood Association; within 200 feet of the Prospect Hill Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required because there is no proposed new development or change of use.

Staff Recommendation:

Denial.

The subject property, located at the northeast corner of West Martin Street and North Las Moras, is 0.3171 of an acre in size. The existing commercial structure measures approximately 1088 square feet and was built in 1958. The property is located within the City Limits as they existed in 1938. The subject property was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "I-1" General Industrial District. Surrounding zoning includes "I-1" abutting to the east and adjacent to the south and across West Martin Street and North Las Moras; a mix of commercial districts to the northwest; and "MF-25" and "MF-33" Multi-Family Districts to the north. Surrounding land uses include a wood working shop and single family homes to the east; a community center, park and Alazan Creek to the south; a funeral home and parking lot to the north and northwest; and single-family homes to the north. The applicant requests a "C-3" General Commercial District in an effort to bring the existing automotive repair, restaurant, and beauty salon into compliance, while also allowing future retail and service businesses.

Staff finds the requested zoning to be too intense for the subject property due to its location and surrounding uses. The property is located at a minor intersection, abutting single-family residences. Many of the uses permitted in the "C-3" district are too intense to be located directly abutting residential uses. Typically, uses permitted in the "C-3" zoning district are categorized as Regional Commercial land uses, and as such are most appropriately located at the intersections of major arterial thoroughfares and should include adequate buffering to protect surrounding residential uses.

Staff recognizes that the existing multi-family and industrial zoning districts in the area are more intense than the existing pattern of single-family residential and commercial development. There are many commercial properties in industrial zoning districts (like the subject property), and many single-family residences in multi-family zoning districts. Staff supports the continued commercial use of those properties fronting onto West Martin Street, including the subject property. However, staff believes that the requested zoning change only furthers the current pattern of excessively-intense zoning.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2009-156

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03731 - Block 004 - Tract B

Legend

- Subject Property (0.173 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(01/28/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2009156

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Council District: 5

Ferguson Map: 650 C3

Applicant Name:
Roxanne Barrera-Calvo

Owner Name:
Roxanne Barrera-Calvo as Trustee for Nicolas and Sara Calvo

Zoning Request: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

Property Location: Tract B, Block 4, NCB 3731

519 Rochambeau Street

On the west side of Rochambeau Street, between Sims Avenue and Hawthorne Street

Proposal: To allow commercial development

Neigh. Assoc. The nearest neighborhood association is the Palm Heights Neighborhood Association

Neigh. Plan South Central Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required because there is no new development or change of use proposed.

Staff Recommendation:

The applicant has completed the plan amendment process. On October 1, 2009, City Council approved a Neighborhood Commercial future land use designation for the subject property. The requested zoning change is consistent with the Neighborhood Commercial designation.

Approval.

The subject property, located on the west side of Rochambeau Street between Sims Avenue and Hawthorne Street, is 0.1731 of an acre in size. The existing single-family residence was constructed in 1947, and measures approximately 875 square feet. The property was originally zoned "C" Apartment District. In a 1996 city-initiated comprehensive rezoning case, the property (and much of the surrounding neighborhood) was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-6" Residential Single-Family District. Surrounding zoning includes "C-1" Light Commercial District abutting to the south; "R-6" Residential Single-Family District abutting to the north and adjacent to the east and southeast; with "C-3" General Commercial District (some with alcohol restrictions) located farther to the north and south on lots fronting IH-35. Surrounding land uses include single-family homes to the north, east and south; with a fire-damaged vacant commercial structure abutting to the south. The property has double-frontage, on Rochambeau and IH-35. The applicant requests "C-1" Light Commercial District to allow future commercial uses on the property.

Staff finds the requested zoning to be appropriate for the subject property. The property is located along the periphery of an established residential neighborhood, and may have possible access from the IH-35 access road. Commercial zoning and uses are appropriate for properties located along freeways, and there are multiple properties in the vicinity with existing commercial zoning. This emerging pattern of commercial zoning along the freeway may provide a suitable transition between the highway to the west and the residential neighborhood to the east. Although the subject property is small, building size is limited in the "C-1" zoning district. Light commercial uses are appropriate for the area as they could serve and be supported by the adjacent residential neighborhood. Should the requested zoning be approved, the existing residence will become a nonconforming use. Additionally, if the subject property is developed for a commercial use, a Type "B" 15-foot wide landscape buffer will be required and 10-foot side setbacks will apply where the property abuts residential zoning or uses.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2010-038

Council District 4

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 08025 - Block 063 - Lots 2 thru 4, and Lots 17 thru 22

Legend

- Subject Property (0.6457 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(01/11/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010038

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Council District: 4

Ferguson Map: 649 F6

Applicant Name:
Kaufman & Killen, Inc.

Owner Name:
El Centro Del Barrio c/o Don Macaulay

Zoning Request: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District.

Property Location: Lots 2, 3, 4, 17, 18, 19, 20, 21 and 22, Block 63, NCB 8025

1574 and 1578 West Gerald and a portion of the 800 Block of Wagner Avenue

Located east of South Zarzamora between West Gerald to the north and Wagner Avenue to the south.

Proposal: To allow a non-commercial parking lot.

Neigh. Assoc. Tierra Linda Neighborhood Association

Neigh. Plan Nogalitos/ South Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:
Approval, pending plan amendment.

The subject property is currently undeveloped and is approximately 0.6 acres. The properties are located on the east side of South Zarzamora between West Gerald and Wagner Avenue. The surrounding zoning on abutting properties includes "R-4" zoning to the north, south and east, and "C-1", "C-2" and "C-3" zoning to the west. The surrounding land uses consist primarily of residential dwellings to the north, east and south and the Centro Med medical and dental offices to the west; with commercial uses located along South Zarzamora.

The applicant is requesting a zoning change to allow a non-commercial parking lot that would provide additional parking for employees and patients of the Centro Med Medical and Dental Clinics, which are located at 6315 South Zarzamora and 910 Wagner Avenue. The subject properties are located within the Nogalitos/South Zarzamora Community Plan. The future land use designation for the subject property is Low Density Residential however, the applicant is requesting a plan amendment to the Neighborhood Commercial land use designation. This plan amendment would be required in order to rezone the subject property to "O-1". The requested Neighborhood Commercial designation was recommended for approval at the February 10, 2010 Planning Commission meeting.

Staff finds the requested "O-1" district to be appropriate for the subject property due to the surrounding land uses and zoning. The "O-1" office district is compatible with the residential zoning to the east and would allow uses that are in character with the existing residential neighborhood. Although the property is located on a predominately residential block, there is intense commercial zoning abutting and adjacent to the subject property. Staff believes that the surrounding residential uses would be protected by landscape buffer requirements that will apply to the subject property should the requested zoning be approved. The "O-1" Office District would limit the potential commercial impact on the established residential neighborhood: It would serve as a suitable buffer between the existing commercially zoned lot at 6318 South Zarzamora and the established residential dwellings to the east. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

CASE MANAGER : Brenda Valadez 207-7945



Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010042 CD

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Council District: 5

Ferguson Map: 615 C2

Applicant Name:
Martin & Drought, P. C.

Owner Name:
Eusebio & Gloria Garcia

Zoning Request: From "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single Family Airport Hazard Overlay District with a Conditional Use to allow a non-commercial parking lot.

Property Location: Lots 73, 74, 75 and 76, Block 10, NCB 8298

504 North San Eduardo

On the northeast corner of the intersection of Rivas Street and North San Eduardo.

Proposal: To allow a non-commercial parking lot.

Neigh. Assoc. Loma Vista Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval with conditions.

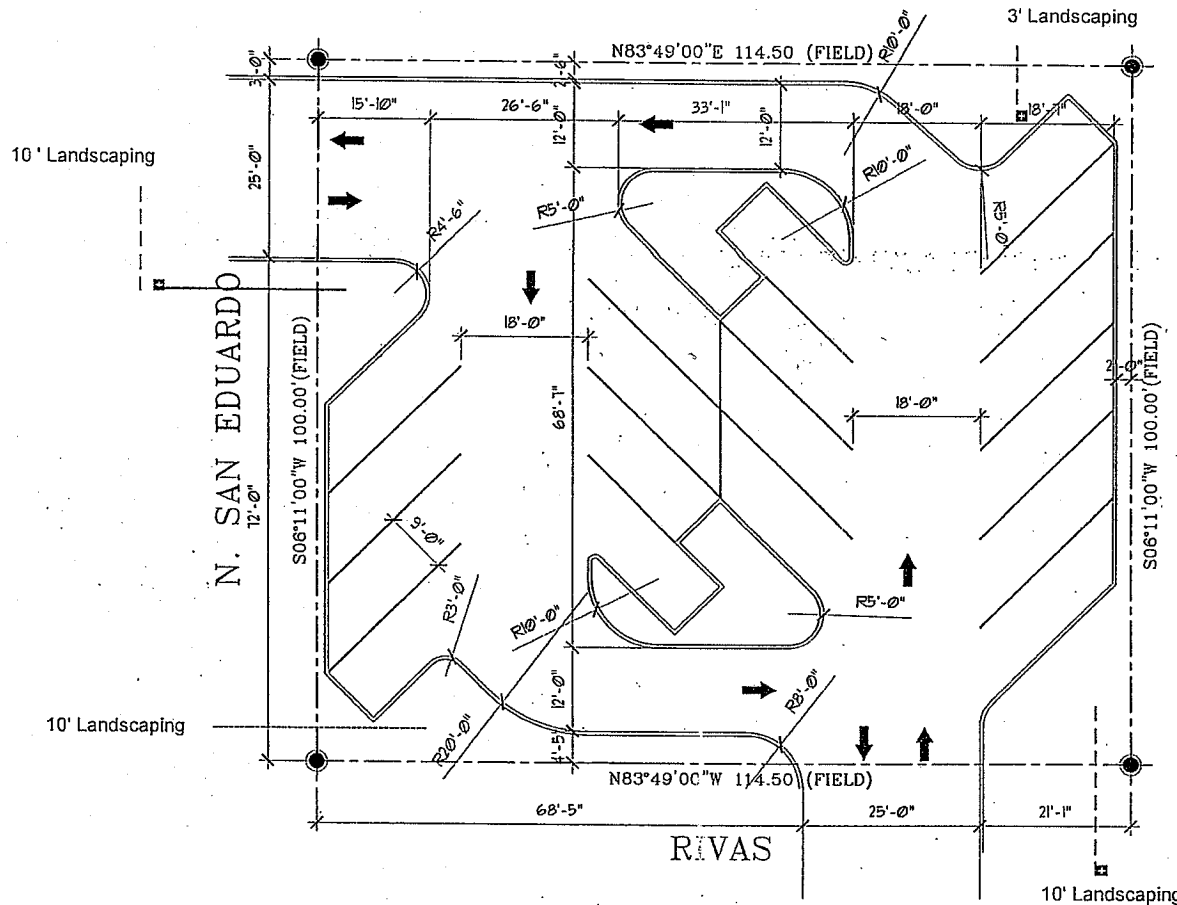
The subject property consists of vacant land with frontage along North San Eduardo and Rivas Street. The property is adjacent to "R-5" zoning to the north, east and west and "O-1" and "R-5" zoning to the south. The surrounding land uses consist of residential dwellings to the north, east and west and an elementary school/community center to the south. The property directly to the south, which is located at 3014 Rivas Street was the subject of zoning case Z2006005. The applicant was granted a zoning change from "R-5" Residential Single-Family District to "O-1 S" Office District with a Specific Use Authorization for Buildings exceeding 10,000 square feet.

The applicant is requesting a rezoning to allow a non-commercial parking lot, which requires a Conditional Use in "R-5" zoning districts. The application of a conditional use rather than a commercial base district provides an opportunity to limit the impact of the proposed use on surrounding properties. The "R-5 CD" zoning district would limit the scope of use allowed and restrict future occupancy should the use cease for an extended period of time. The proposed parking lot would provide additional parking for employees of the Family Service Association community center, which is located at 3014 Rivas Street. Staff finds this request reasonable due to the location of the subject property and the existing similarly zoned properties in the immediate area. The requested Conditional Use would not be out of character with the neighboring properties.

Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures;
2. A 10 foot "Type A" landscape buffer shall be provided along the north and east property lines of the subject property; and
3. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

CASE MANAGER : Brenda Valadez 207-7945



LOT AREA= 11,450 S.F.
(.264 ACRES)

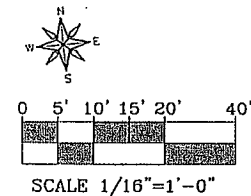
PAVED AREA= 8,883 S.F.
(.20 ACRES)

GREEN AREA= 2,567 S.F.
(.06 ACRES)

PARKING SPACES= 18

I, Ryan Sweeney, on behalf of the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve the property owner from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

The property's intended use is as a R-5 CD property with the conditional use as a non-commercial parking lot.



Ø SITE PLAN
SCALE: 1/16"=1'-0"

N. SAN EDUARDO & RIVAS
SAN ANTONIO, TEXAS

ARCHITECTURA S.A.
ARCHITECTURE • INTERIOR DESIGN • USGBC MEMBER

17038 REDLAND RD. SUITE 101, SAN ANTONIO, TEXAS 78247
t. 210.384.8200 f. 866.583.0968 f. 210.319.3555
architecturasa@yahoo.com

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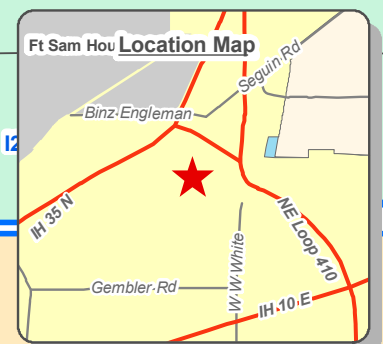
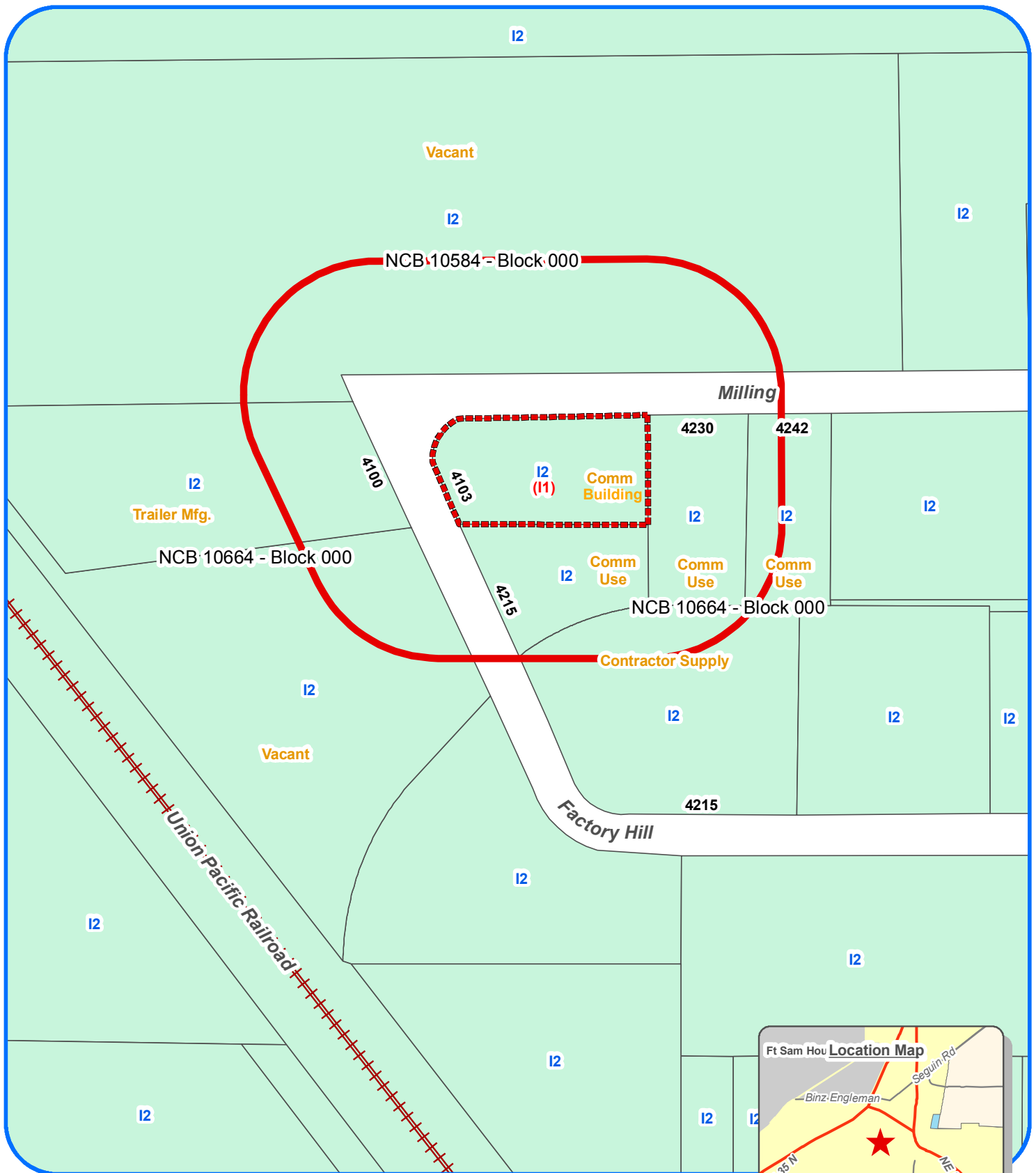
ALL RIGHTS RESERVED. NO PARTS OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED
IN ANY FORM WITHOUT PRIOR AUTHORIZATION FROM JOSE CALZADA A.I.A.

DATE:
01-19-10

OPTION:

PROJECT #:
000000

SENT TO:
CARL



Zoning Case Notification Plan

Case Z-2010-043

Council District 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 10664 - Block 000 - Lot 25

Legend

Subject Property (1.06 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (01/26/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010043

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Council District: 2

Ferguson Map: 618 D2

Applicant Name:
Wheels N' Whips Corporation

Owner Name:
Tex-Maier Development LLC

Zoning Request: From "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District.

Property Location: Lot 25, NCB 10664

4103 Factory Hill Drive
On the southeast corner of Factory Hill Drive and Milling Road

Proposal: To allow an Auto Paint and Body Shop

Neigh. Assoc. None

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:
Approval.

The Arena District/Eastside Community Plan designates the subject property as Heavy Industrial. The "I-1 AHOD" General Industrial Airport Hazard Overlay District is consistent with the future land use plan.

The subject property is located in northeast San Antonio, on the southeast corner of Factory Hill Drive and Milling Road. The subject property is occupied by a vacant commercial building that measures approximately 11,880 square feet with ingress/egress on Milling Road. The property consists of 1.06 acres and the existing building was constructed in 2008. The site was annexed into the City of San Antonio in September of 1957. Upon adoption of the 2001 Unified Development Code, the existing "I-2" Heavy Industrial based district converted from the previous "LL" First Manufacturing District. The surrounding zoning includes "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to the south, east and across Factory Hill Drive and Milling Road to the west and north. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

The applicant has applied for "I-1 AHOD" zoning in order to allow an Auto Paint and Body Shop. The proposed zoning is appropriate considering the uses on the adjoining tracts and in the general area. The subject property is located in an existing business park with offices, service centers, warehouse, equipment rental and leasing and vacant land. The requested "I-1 AHOD" General Industrial Airport Hazard Overlay District would not be out of character with the commercial and industrial uses in the area. The "I-1 AHOD" General Industrial Airport Hazard Overlay District would continue the orderly development and concentration of industrial and manufacturing uses. This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2010-044 S

Council District 8

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 0.461 of an acre out of NCB 12789

Legend

Subject Property (0.461 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (01/25/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010044 S

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Council District: 8

Ferguson Map: 581 A3

Applicant Name:

Chad Faulkner/President, Tiger Financial
Management, LLC & SCIL Texas Inc. dba Speedy Cash

Owner Name:

RFLP, Ltd., c/o Joseph Siler/President

Zoning Request: From "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency/Check Cashing Facility.

Property Location: 0.461 of an acre out of NCB 12789

1701 Babcock Road

Located northeast of the intersection of Babcock Road and Callaghan Road.

Proposal: To allow a pay day loan/check cashing facility.

Neigh. Assoc. Oak Hills Citizens Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

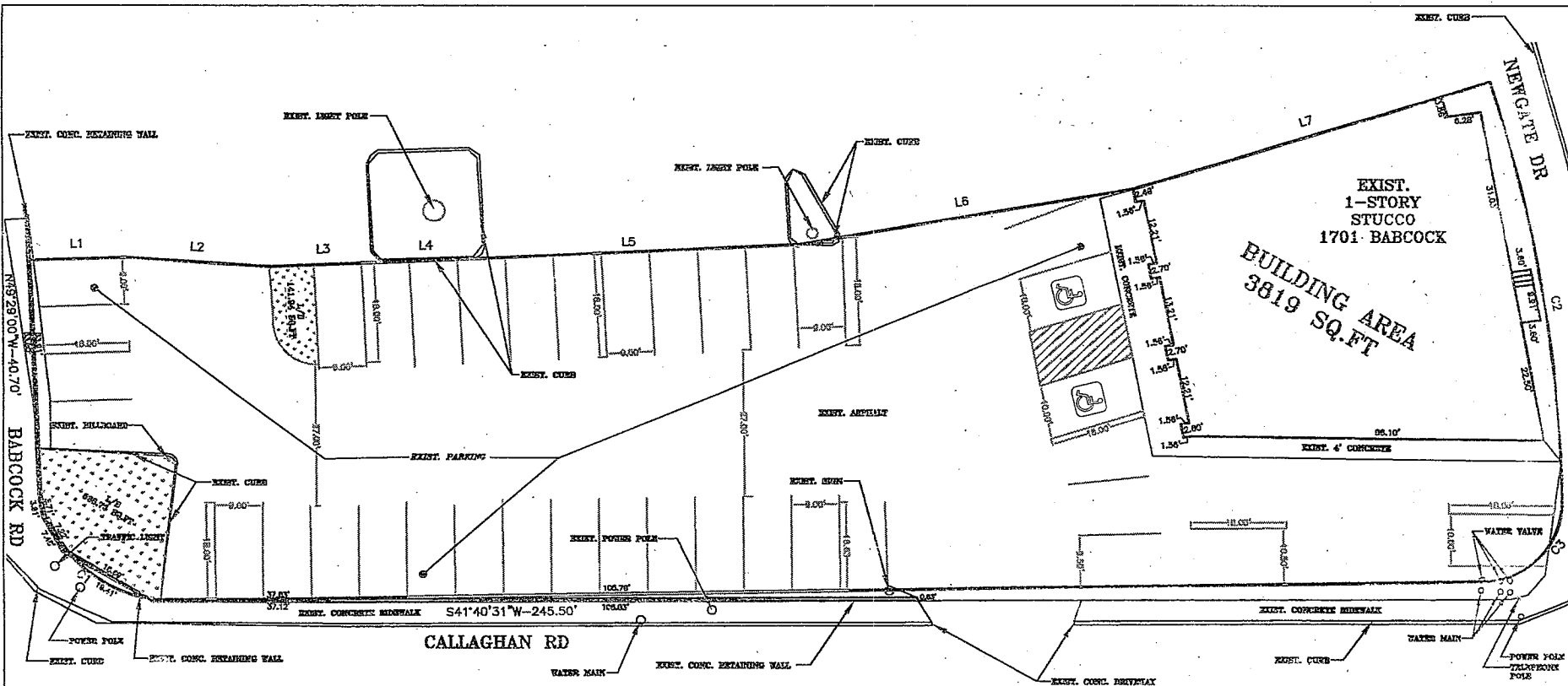
Denial of "C-3 S" with an alternate recommendation of "C-2 S".

The subject property is approximately 0.4 of an acre and is located on the northern corner of Babcock Road and Callaghan Road. The property is currently occupied by a multi-tenant shopping center. The property is adjacent to "C-2" zoning to the west, "R-5" zoning to the north, "MF-33" zoning to the east and "C-2" and "C-3" zoning to the south. Surrounding land uses consist of a church to the north; commercial uses to the west and south and condominiums to the east. Additionally, single-family residential dwellings exist farther to the north (along Callaghan Road)

The applicant is requesting a zoning change to allow a pay day loan/check cashing agency which requires a Specific Use Authorization. A significant amount of "C-2" zoning exists within the vicinity of the subject property. Therefore, the proposed use would be appropriate at this location and would not be out of character with the neighboring properties. The subject property is bound by existing commercial zoning to the west and south. However, staff believes that the applicant is requesting an excessively intense zoning district for this one suite. The zoning on the balance of the retail center is predominantly "C-2". A "C-2 S" would permit the requested pay day loan/check cashing agency and would be compatible with the surrounding zoning districts and current uses in the vicinity.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

CASE MANAGER: Brenda Valadez 207-7945



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHR.BRG.
C1	25.00	88°50'39"	38.77	S86°05'51"W
C2	270.00	17°11'25"	81.01	S56°51'17"E
C3	15.00	90°00'00"	23.56	S03°19'29"E

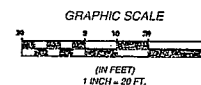
LINE TABLE		
LINE	LENGTH	BEARING
L1	18.35	N40°50'59"E
L2	26.97	N46°14'58"E
L3	20.92	N40°24'09"E
L4	17.63	N40°19'13"E
L5	60.57	N40°02'56"E
L6	63.43	N32°55'55"E
L7	70.05	N25°42'19"E

DEVELOPMENT SUMMARY	
CURRENT ZONING	C2
PROPOSED ZONING	C3-S
PROPOSED USE	CHECK CASHING, PAY DAY LOAN AND CASH FOR GOLD
ZONING CASE NO.	Z 2010044

SPACE	AREA
TOTAL ACREAGE	0.461 AC.
BUILDING AREA	20081.16 S.F.
TOTAL BUILDING AREA	3819 S.F.
TOTAL IMPERVIOUS	19400.46 S.F.
TOTAL LANDSCAPE AREA	680.70 S.F.

PARKING LOT	SPACES
TOTAL CAR PARKING SPACES	33
TOTAL (ADA) PARKING	02

"I, Joseph Silar, President of RLP, Ltd the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."



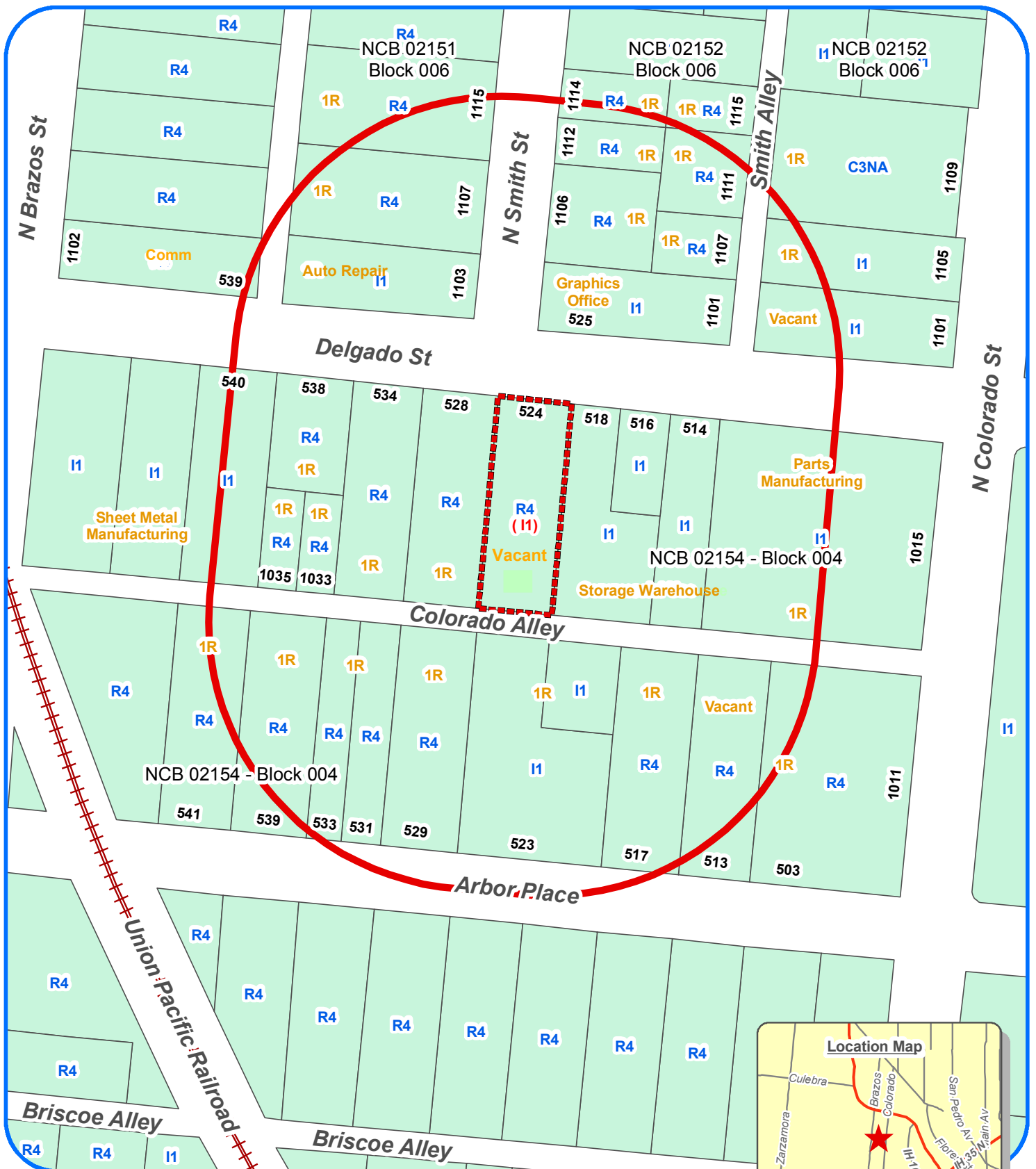
Seda Consulting Engineers, Inc.
Firm Registration No. F-1601
12323 J. Frank Road, Suite 100
San Antonio, Texas 78201
P: 210.359.0077
F: 210.359.8812
E: info@sedaconsulting.com
C: 210.359.8812
CIVIL - STRUCTURAL - ENVIRONMENTAL - PLANNING



1701 BABCOCK ROAD
SAN ANTONIO, BEXAR COUNTY, TEXAS

SITE PLAN

REV. NO. 1543
DATE 01/27/10
DRAWN BY SP/XX
CHECKED BY SED
SCALE 1" = 20'



Zoning Case Notification Plan

Case Z-2010-046

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02154 - Block 004 - Lot 7

Legend

Subject Property (0.2057 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (01/28/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010046

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Council District: 1

Ferguson Map: 616 C3

Applicant Name:
Staglik Properties, LLC

Owner Name:
Staglik Properties, LLC

Zoning Request: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District.

Property Location: Lot 7, Block 4, NCB 2154

524 Delgado Street

Located on the southside of Delgado Street between North Colorado Street and North Brazos Street

Proposal: To allow for a Storage Warehouse

Neigh. Assoc. Gardendale Neighborhood Association

Neigh. Plan None

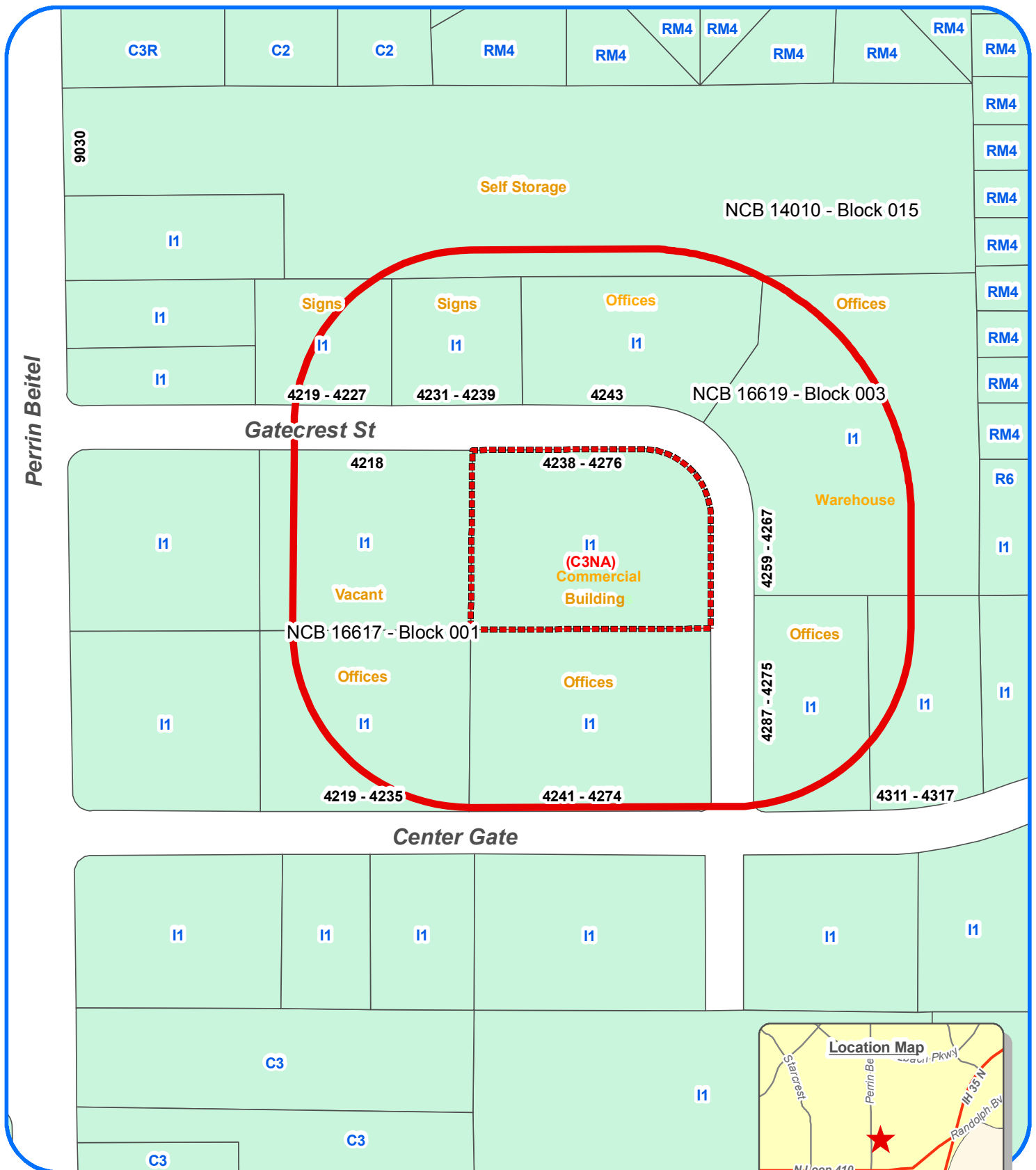
TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:
Approval.

The requested zoning change would allow the expansion of the existing operation located at 1015 Colorado Street. The applicant is requesting a zoning change in order to permit the construction of a new building to store new industrial electrical motors for San Antonio Armature Works. San Antonio Armature Works has been at this location since the 1970's and is completely enclosed with no outside storage. Staff does not oppose the Industrial development of the subject property, as its configuration, and the surrounding development make residential development unlikely. Delgado Street is developed as an industrial, commercial and residential area with "I-1" as the predominant existing zoning. To eliminate any potential negative impact the UDC provides standards and buffers between uses. If the requested "I-1 AHOD" zoning were approved, the applicant shall install a type "D" landscape buffer (25 feet) with plant materials in addition a six (6) foot high fence is required where the land use abuts a residential district. A 30 foot side and rear setback applies to the "I-1 AHOD" General Industrial Airport Hazard Overlay District.

The 0.2057 acre site is located in northwest of Downtown, on the southside of Delgado Street between North Colorado Street and North Brazos Street. The subject property is currently vacant and located within the San Antonio City Limits as they existed in 1938. The property is adjacent to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to the west with "I-1 AHOD" General Industrial Airport Hazard Overlay District south, east and across Delgado Street to the north. The subject property was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the "J" Commercial District zoning converted to "I-1 AHOD" General Industrial Airport Hazard Overlay District. In March of 2003, the parcel was part of a large area rezoning that change the zoning to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982). The proposed use is a logical extension of the adjacent existing development.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2010-047

Council District 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 16617 - Block 001 - Lot 3

Legend

Subject Property (0.975 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (01/28/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010047

Final Staff Recommendation - Zoning Commission

Date: February 16, 2010

Council District: 10

Ferguson Map: 552 D7

Applicant Name:

Anuar Name c/o Tejas Frontera Land Company

Owner Name:

Anuar Name c/o Tejas Frontera Land Company

Zoning Request:

From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3NA AHOD" Commercial Non-alcoholic Sales Airport Hazard Overlay District.

Property Location:

Lot 3, Block 1, NCB 16617

4238, 4242, 4246, 4250, 4254 and 4276 Gate Crest Street

On the southwest corner of Gate Crest Street

Proposal: To allow the use of the existing building for Office Warehouse-Flex Space

Neigh. Assoc. Sun Gate Neighborhood Association

Neigh. Plan San Antonio International Airport Vicinity (Proposed)

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

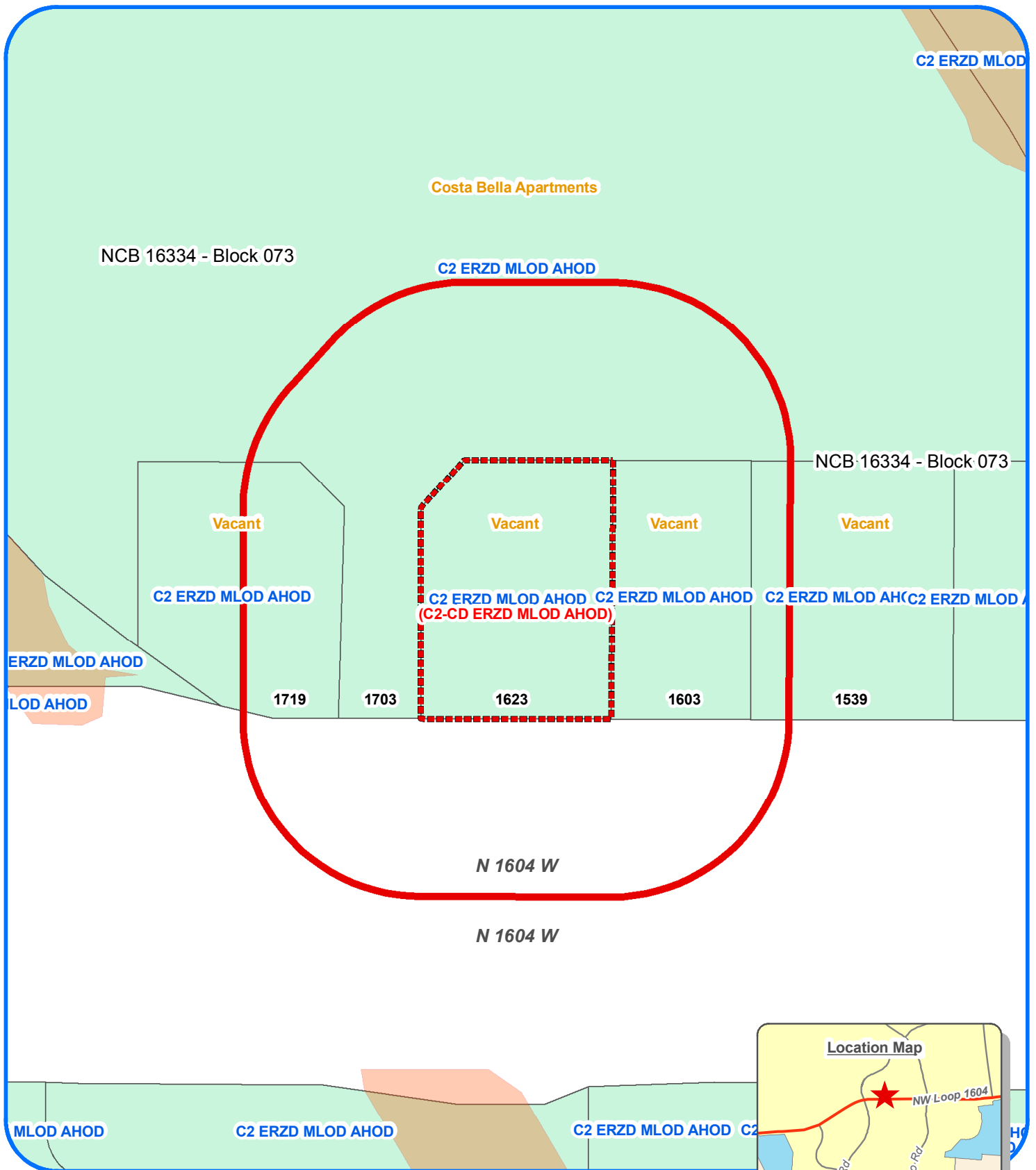
Staff Recommendation:

Approval.

The subject property is located in northeast San Antonio, on the southwest corner of Gate Crest Street. The subject property is occupied by a vacant commercial building that measures approximately 16,000 square feet with three driveways offering sufficient ingress and egress. The property consists of 0.9751 of an acre and the existing building was constructed in 1980. The site was annexed into the City of San Antonio in December of 1971. Upon adoption of the 2001 Unified Development Code, the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District converted from the previous "I-1 AHOD" Light Industry Airport Hazard Overlay District. The surrounding zoning includes "I-1 AHOD" General Industrial Airport Hazard Overlay District to the south, west and across Gate Crest Street to the east and north. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

The applicant has applied for "C-3NA AHOD" zoning in order to allow an Auto Paint and Body Shop. The "C-3NA AHOD" Commercial Non-alcoholic Sales Airport Hazard Overlay District for an Auto Paint and Body Shop is appropriate considering the uses on the adjoining tracts and in the general area. The subject property is located in an existing business park with offices, service centers, warehouse, equipment rental and leasing and vacant land. The requested "C-3NA AHOD" Commercial Non-alcoholic Sales Airport Hazard Overlay District would not be out of character with the commercial and industrial uses in the area. "C-3" districts are designed to provide for more intensive commercial uses typically characterized as community and regional shopping centers, power centers. District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2010-029

Council District 9

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 16334 - Block 073 - Lot 2

Legend

- Subject Property (1.404 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(12/14/2009 - E Hart)